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—OF—

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CHEAP.

ABSOLUTE PATENT TITLE FROM THE FEDERAL GOVERNMENT OF MEXICO.

WARRANTEE DEED

Given in Each Case by the

INTERNATIONAL COMPANY OF MEXICO,

Who are authorized agents of the Government of Mexico.

—OF—

Parties desiring homes or investments, where the finest land, abundance of water, and balmy, healthful climate, will attract thousands of home-builders, and health-seekers, are requested to investigate the advantages which are offered by our cheap lands.

We will take pleasure in giving full information and in showing our lands. It is no trouble to answer questions.

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—OF—

INTERNATIONAL COMPANY OF MEXICO

LAND DEPARTMENT.

CHARLES B. TURRILL,

Assistant Land Commissioner,

Room 6, First National Bank Building,

SAN DIEGO, CAL.



DESCRIPTION OF LANDS

—IN—

LOWER CALIFORNIA.

FOR SALE BY THE

International Company of Mexico.

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ABSOLUTE PATENT TITLE FROM THE FEDERAL GOVERNMENT  
OF MEXICO.

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SAN DIEGO,  
FERGUSON, BUMGARDNER & Co.,  
JULY, 1887.

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# THE \* INTERNATIONAL \* COMPANY

— OF —

## MEXICO.

**PRESIDENT :**

EDGAR T. WELLES, - - - - - New York.

**VICE-PRESIDENT AND GENERAL MANAGER :**

GEORGE H. SISSON, - - - - - San Diego.

**ASSISTANT GENERAL MANAGER :**

THOMAS G. WELLES, - - - - - Ensenada.

**TREASURER :**

RICHARD A. ELMER, - - - - - New York.

**RESIDENT DIRECTOR :**

LUIS HULLER, - - - - - City of Mexico.

**LAND COMMISSIONER :**

W. E. WEBB, - - - - - New York.

**ASSISTANT LAND COMMISSIONER :**

CHARLES B. TURRILL, - - - - - San Diego.

**RESIDENT AGENT :**

CHARLES SCOFIELD, - - - - - San Diego.

**RESIDENT AGENT :**

M. BERNSTEIN, - - - - - Ensenada.

**CHICAGO REPRESENTATIVE :**

GEORGE W. SNYDER, M. D.

**WESTERN LAND AGENTS :**

HANBURY & GARVEY, - - - San Diego and Ensenada.

**EUROPEAN REPRESENTATIVE :**

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SAN FRANCISCO OFFICE, Room 7, 328 Montgomery St.

LONDON OFFICE, - No. 4, Bank Building, E. C.

CHICAGO OFFICE, - - - - - Burke's Hotel.

ENSENADA OFFICE, - - - No. 7 Ryerson Avenue.



# LOWER CALIFORNIA.



## GENERAL STATEMENT.

During the past few years, marked by the peace and order which has come to the people of Mexico as an outgrowth of the troubles of the French Intervention, which unified the Nation as nothing hitherto had done, there grew up a desire for those advantages enjoyed by other peoples as incidents of national growth, development of natural resources and quickened intercourse with each other and the outer world. A vast railroad system has resulted, telegraph lines have been carried across mountains and uninhabited zones to distant border colonies within their territories, and the postal service greatly enlarged.

Desiring a more rapid increase of population, public sentiment was formulated in the law of December 15th, 1883, or the "Colonization Act," so-called, passed by Congress after full deliberation, and promulgated by the Chief Executive with due formality, as the date named above.

In this act a general invitation is given to citizens of other nations to share in the advantages of a new country, rich in all natural wealth, and full of rare possibilities for good, and provision is made for segregating and distributing the public lands on a liberal scale far in advance of American ideas to date.

Under this law, and in full conformity with its provisions, "THE INTERNATIONAL COMPANY OF MEXICO," a corporation existing under special charter from the State of Connecticut, and having its headquarters in Hartford, has acquired, as the virtual distributing agent of the Mexican Government, A COMPLETE AND PERFECT TITLE TO EIGHTEEN MILLION ACRES OF LAND IN THE MEXICAN TERRITORY OF LOWER CALIFORNIA. For two years this corporation was engaged in surveying these lands. One-third of the public lands so surveyed passed to the company without further cost, as payment for services so rendered—the other two-thirds being acquired by purchase from the Federal Government.

The lands begin at the United States boundary line, fifteen miles below San Diego, California, or parallel 32 degrees 42 minutes north latitude, and run south to parallel 28, north latitude, and extend from the Gulf of California on the east to the Pacific Ocean on the west. This vast territory is now for sale.

Lower California is practically an unknown country to the present generation. Three and a half centuries ago it became known to the adventurous spirits of that date, and expedition after expedition was fitted out to seek its shores, many returning successful in their search for wealth. In later times our own Boston merchants have shared large profits in this field—one ship alone yielding net returns of nearly two millions of dollars in a single trip. Well understood causes have intervened to change events, until the order of things now presented by the Mexican Government once more brings this rich and attractive country to public notice. For the first time in its history it is now open for settlement bona fide and in legal form, and a way presented for the giving of perfect titles and actual possession.

The southern one-half of Lower California has a population of about twenty-five thousand people, mostly of Spanish descent, with a few American families, and more German and other foreign nationalities represented. The northern part of this peninsula, or that portion owned and controlled by this corporation, has about five hundred settlers within its limits, most of whom speak the English language.

This marked difference in population arose from,—

FIRST—The early discovery of pearls in the South, and the consequent expeditions that followed thereto;

SECOND—The finding of valuable dyes and other woods, which yielded cargoes for ships, thus compelling the early locating of ports of entry; and

THIRD—The people naturally drawn there; all Pacific coast steamers of this latitude stop regularly at these ports.

Many valuable mines having subsequently been discovered, occupation has been afforded to a large laboring class, which, together with farming, stock-raising and fruit culture, keeps up a large commercial current. Had not an almost insuperable mountain range intervened, dividing the territory about midway, this people would naturally have drifted north. As it is, however, the northern part being only easy of access from the United States border, this portion has been unoccupied, while California has been filling up with settlers.

Our so-called American frontier having disappeared, we are presented with a new field in this peninsula land, which for fertility of



soil, diversity of adaptability, favoring climate and beauty of scenery, is not inferior, and in many things superior, to the State of California.

The new railroad system, the later steamship lines now running, and the opening of several ports of entry, render the isolation of this region a thing of the past.

A mountain uplift, extending north and south through the peninsula, gives us table lands, foot-hills, large and small valleys, and vast plains. Running streams, springs of hot and cold water, living lakes and pools, are features here found; while wells can be sunk almost without limit, some flowing, and all of them inexhaustible. The mountain range has a vast pine belt, easy of access. The foot-hills are covered with live-oak and other growths. Everywhere there is abundant grass. One may drive for five consecutive days over clover, alfalfa and wild oats, which shall measure twelve to eighteen inches in height. The foot-hills and mountains, from base to summit, have bunch-grasses and edible shrubs on which cattle thrive and are fat the year round. The little farms already occupied, here and there, show luxuriant growths of grapes, oranges, limes, figs, bananas, dates, cocoanuts, pineapples and other products. Wheat, barley and corn is grown everywhere and with abundant yield. On the table lands and in the higher valleys the fruits incident to the State of New York, such as apples, peaches, pears, plums, cherries and small fruits, grow well. The finest raisins and the choicest wines are produced here, and everywhere in fact throughout the peninsula.

Lying midway between the northerly winter rains and the southerly summer rains, this land partakes somewhat of the characteristics of each range. The most rain falls in winter. There is no snow, or ice, or frost, except on the most elevated tables, valleys and peaks. The sun shines during some portion of the day for at least three hundred and fifty days of each year. It is never very hot, and is never cold. The average summer heat is 74 degrees. In winter it rarely falls below 47 degrees. There are ten thousand possible mines here, for everywhere in the mountains is found gold, silver, copper, nickel, antimony, quicksilver, sulphur and iron, while partial explorations have also revealed vast deposits of marble, red sandstone, hone-stone and alabaster. A salt deposit, practically inexhaustible, is found at San Quintin Bay, and is of great value for use along the west coast.

One portion of the country is rich in fibre plants from which such a large trade has sprung up in Yucatan. Another large tract is densely covered with a species of palm, which produces the finest wood-pulp known to the paper trade. The London Telegraph newspaper is printed upon paper made from the same material gathered

in a similar locality in California, where this plant grows somewhat sparsely.

In climate, soil, and characteristic production, many portions of this land are favored duplicates of Los Angeles, Riverside and San Diego, so noted in California. Our people now coming in are selling out their properties at high prices in California, Oregon, Kansas, Iowa, Illinois, and as far east as Pennsylvania, and intend to duplicate their experiences and the profits of fruit-culture, grain-growing and stock-raising with us.

Lower California, as little known as Africa, is to-day the American frontier. If ever earth and sky and air joined in invitation, it is here.

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### IN DETAIL.

The peninsula of Lower California may be specially recommended for the following purposes, amongst others, to-wit :

FIRST.—The growing of grains and of fruits, being adapted to a marked degree to the latter named, on account of soil, sunny weather without too great heat, absence of frost to injure, and a just mean as regards moisture. As a result, all fruits ripen well, the characteristic flavor is preserved, the grapes destined for raisins develop much saccharine matter, while those of the wine-making variety distill a wonderful bouquet.

The wines made here by the Jesuit fathers and their pupils in early days resembled the notable and costly vintages of Imperial Rome. These are history now, yet one may drink the same in some old mission town in Lower California to-day.

The growing of wheat, barley and corn is recommended for the reasons: There is a large demand for these along the entire Pacific coast of Mexico far beyond the present output; the deficiency is made up from abroad; the import duty is heavy, and as a result those who grow these grains within the country have a much larger margin of profit thereby.

SECOND.—Stock-raising. Emphasis is permissible here for reasons: The climate inflicts none of those terrible penalties upon herds, such as are incident to the latitudes embraced within the States of Kansas, Nebraska, North-western Texas and Colorado, and the territories of Northern New Mexico, Northern Arizona, all of Dakota, Wyoming, Nevada and part of Utah. Loss and ruin to owners, and cruel suffering and death to stock are well-known features and need no comment; while in fortunate years an increase of sixty-five per cent. would be notable. Per contra—in

Lower California such a thing as suffering to herds from cold, wandering or drifting before a storm, are things unheard of, and to the natives seem an impossible tale. Nor are cases of fever known, either at home or as an after development when driven north, such as accompany the north-bound herds from Chihuahua, Texas, Indian Territory, Southern New Mexico and Southern Arizona. The annual average increase, i. e., calves branded, in Lower California, is always ninety per cent. or better. By ordinary care, and the occasional changes and additions to the bull herd, an increase of ninety-five per cent. may be safely relied on.

The customary plan for herding stock in all Northern Mexico is the dividing into bands of 500 to 1,500 head, and locating each band at a well, spring or running stream, placing it under the direct care of a head of a family, who shall reside at this center as a part of his duty. These bands have a reasonable range allowed them, an occasional change being made, and thus becoming attached to home and guardian, a domestic stock is raised, which is easily cared for, always in sight, and which fattens readily as a natural resultant. Water is fairly distributed. If wells are used, as is common, these can be sunk almost anywhere, and 500 to 1,000 head of stock are commonly watered from a single well, which is operated either by mule power or by a windmill.

Grass is plentiful. The varieties are wild oats, wild clover, alfalaria and mountain bunch-grass. Cattle fatten also and feed greedily upon a thousand varieties of shrubs with which the mountains and foothills abound. A noteworthy fact in the growth of cattle is this: That a steer of two years old will equal, in measure and weight, his "three-year-old" brother in the North. No storage of winter feed is ever necessary.

Stock begins to fatten the last of December. In February, March, April, May, June, July, August and September, they are ready for the market at the pleasure of the owner.

At present about 5,000 head could be sold annually as fat cattle for the local and San Francisco markets. Many additional thousands, however, could be sold for stock purposes to Northern herdsmen, who are finding it more profitable to buy and fatten, than to rear with the heavy loss incident to young stock in the North. These demands are rapidly increasing, since Northern California is going out of the cattle trade and into fruit. The climate permits the introduction of grade cattle, and of rapid improvement of "blood" in the herd.

The same advantages of climate, shelter, food and water, apply with equal force to the rearing of horses, mules, sheep and goats.



The horses raised in this latitude and section of country are noted for endurance.

Great profit can be realized by raising mules of larger size than are now common—the demand for large mules is limitless, and prices are good.

Sheep do well here, producing a wool of remarkable evenness—an incident of the uniformity of climate. In northern wools an expert can tell the number of severe storms, or the duration of drought, by the breaks in the fibre.

Many persons will be surprised to know that goats are a profitable animal to breed.

It is a fact that this business is not inferior to that of sheep-raising in point of profit, and goats are bred with remarkable ease and success here.

Under the present head it is not out of place to note that manufacturing interests, such as woolen-mills, grist-mills, tanneries and meat-preserving companies, have opened to them, by reason of the high tariff upon imports, the demands of the people, and the peculiarities of climate, a field of unusual profit here.

THIRD.—As a health resort, Lower California stands at the very front. The purity of the air; the increased number of hours permissible daily for open-air exercise; good water; no swamps; gentle winds; freedom from extremes of heat or cold; any desired altitude from sea-level to one thousand, two thousand, three thousand, five thousand or even eight thousand feet above the sea; a variety of profitable occupations if desired or of sport, such as hunting and fishing (plenty of either and of the very best of each), boating, riding, driving, with most attractive natural surroundings; and withal a delightful sense of freedom from the weight and care of life; these are the common heritage of dwellers on this peninsula.

Where disease of the heart is indicated, or there is intimation, or even marked development of throat and lung troubles, no place can be found equal to this for their relief. In middle life or more advanced age the dangers of winter time are well known to those suffering from cardiac affections. For these the sea level and equable climate of Lower California are advised.

Rheumatic affections yield rapidly to the climatic influences, and severe cases of an inflammatory character have experienced speedy relief.

This mild climate must not be confounded with that of Florida, or other Southern localities within the United States—for where in the latter there is present a feeling of lassitude, here every breath gives “tone,” and action is a pleasure.



## INCIDENTAL.

Subordinate to farming, fruit-growing and stock-raising may be mentioned—

**Mining:**—Copper mining has been extensively carried on for the past ten years, while many other copper fields known are quite equal in promise to those referred to, yet lie idle. There are also very extensive gold placers in two large fields, upon which little is done. Lack of capital, difficulty of access hitherto, and other obstacles which are removable, have prevented development. Yet these placers are believed, by those who know, to be not inferior to any yet worked upon the whole American continent. Gold-quartz ledges, which “prospect” well, may be found in a hundred or more localities. Silver ores are known. Coal has been discovered, but its extent not determined. Sulphur deposits, of vast extent, are known, as also those of alum, nitre, soda, borax, talc, kaolin, and mines of quicksilver, tin, nickel, antimony, iron, lead, zinc, manganese and chromium. Much stress is put upon the value of the great salt deposits, the guano deposits, the grindstone, hone-stone, alabaster, gypsum and beautiful red sandstone for building purposes. For special reasons these all are of great importance on the Pacific coast. All the above named lie idle, waiting for the hand of energy.

**Manufacturing:**—The system of taxation in Mexico is simply “Import” and “Stamp” duties. Land is not taxed.

One’s capital, whether invested in cattle, manufacturing, etc., bears, as capital invested, a small tax.

All this means heavy import duties. As the people themselves have no capital, there is little or no production at home, and their wants must be filled from abroad. Now, by a moment’s reflection, and a brief reference to the tariff list, any one with a little capital, and a taste for manufacturing in any line, no matter what, may here find all the suggestion he needs.

All such articles as flour, cotton goods, woollens, utensils of wood, glass, paper, iron, brass, tin or copper, tools of iron or steel, machinery, hardware of every kind, iron castings, stoves, agricultural implements, household furniture, wearing apparel, shoes, harness, saddles, leather and all goods of leather, pottery, China and dishware, canned goods of fruits, vegetables or

meats—all are taxed at port of entry, from 100 to 300 per cent. upon their value.

Carefully noting the above, additional weight attaches to the argument, as conditions incident to the concessions from the Government to "THE INTERNATIONAL COMPANY," namely: ALL PURCHASERS OF LAND FROM THE INTERNATIONAL COMPANY, WHETHER THEY BECOME COLONISTS MERELY WITHOUT RENOUNCING ALLEGIANCE TO THEIR PRESENT GOVERNMENT, OR NATURALIZED CITIZENS OF MEXICO IN FACT—EITHER OF WHICH IS A MATTER OF CHOICE—HAVE THE RIGHT FOR TWENTY YEARS TO IMPORT FOR THEIR PERSONAL USE, ALL HOUSEHOLD AND PERSONAL EFFECTS, ALL FARMING IMPLEMENTS, SEEDS, HORSES AND CATTLE FOR USE AND FOR BREEDING, TOOLS OF TRADE OR PROFESSION, BUILDING MATERIAL, AND MACHINERY OF ANY KIND FOR MANUFACTURING PURPOSES, FREE OF DUTY.

In addition, those who establish any new industry are released from taxes for fifteen years.

**Illustrations** :—Canned goods cost in San Francisco, say, 20 cents per can—in Mexico they sell for \$1.25 per can, the difference being made up largely in the cost of importation, with duties added.

Mr. Bennett has bought of us land upon which he has erected a large plant for canning fruits, etc. He can undersell importers to the extent of stopping their trade, and still make larger profits than are realized in the States—since the duty upon each can is 55 cents.

Flour costs in San Francisco \$4.25 per barrel—say 200 pounds—and sells in Mexico for \$12.

The difference lies mainly in the duty, and manufacturers in Mexico can stop importation if they but meet the demand. (No finer wheat can be produced than is grown here.) There are other, many other as important undertakings as the above, such as cotton and woolen goods, tools, implements, leather and leather goods, etc.

A large field is open also in paper making, and in the preparation of wood-pulp for the paper trade of Europe and America, there being estimated an extent of not less than one and one-half million acres of the finest pulp-making material known to the paper world, readily accessible at different ports, both on the Pacific and Gulf sides of the peninsula, the property of the International Company.

Also there are opportunities equally favorable, in position and extent of territory, in fibre products, similar to those of Yucatan, from which are made rope and cordage, bagging, matting and the like.

Tobacco-raising is profitable. Cuban tobacco-growers buy largely of Mexican product.

Large fortunes are made in Central Mexico in planting the so-called century plant, or aloe, from which are made several varieties of the national drink, called pulque, tequila and mes-cal. It grows spontaneously here by the thousands of acres, and for its alcoholic products, or for pure alcohol itself, the demand is greater than the supply. It costs eight to fifteen cents per gallon to manufacture, and sells for fifty cents to \$3 per gallon, according to kind and grade.

In connection herewith it is not inappropriate to state that in Upper California the known profits on fruit culture, including nut-bearing trees and figs, bananas, olives, prunes, pears, peaches, apricots, limes, oranges and grapes, are, in general terms, fair interest upon a valuation of \$250 per acre to as high as \$2,000 per acre.

Improved lands sell for these sums. Unimproved lands bring \$50 to \$200 per acre. THIS COMPANY IS SELLING LANDS FULLY EQUAL TO THE ABOVE IN POINT OF FERTILITY, AND WITH SUPERIOR ADVANTAGES IN CLIMATE AND IN MARKET PRICE FOR PRODUCT, AT FIGURES SO LOW AS TO BE IN STARTLING CONTRAST WITH THE ABOVE RATES.

Natural harbors, safe and attractive, abound along our coast, and three lines of steamers are now making regular trips thereto.

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# OPINIONS OF THE PRESS.

## LOWER CALIFORNIA.

### FACTS CONCERNING A COMPARATIVELY UNKNOWN COUNTRY.

The character of the country at large is much the same as that of Southern California. The soil, productions, agricultural and mineral, the climate, are much similar. The altitude of the mountains is about the same as those equally distant from the coast in the southern part of this State.

In some parts of the mountainous districts numerous forests of considerable importance are to be found. The red pine, white cedar and live oak on the lower slopes comprise the major portion of the wild forests. The Mexican mahogany is also found in large quantities in the coast valleys, which can be used in the manufacture of furniture, etc.

A party who is well acquainted with the timber of this section is at present figuring on establishing a manufacturing industry of this kind in or near Ensenada. The hills are now covered with wild oats, alfilaria, burr-clover and an endless variety of wild flowers, very similar to those of this State.

Grain of all kinds grows in abundance. A disinterested miller from the East stated that as fine a quality of wheat as he ever saw was produced here. Barley and corn are grown in large quantities and pay magnificent profits.

Fruits of all kinds common to Southern California, both citrus and deciduous, grow in great abundance. Apples, peaches, pears, plums, apricots, nectarines, loquots, quinces, cherries, prunes, etc., grow in great abundance. Oranges, lemons, limes, figs, pomegranates, strawberries and small fruits of all kinds are now growing luxuriantly and pay handsome profits. Grapes and bananas thrive especially and produce largely.

Being isolated from the main continent of Mexico, the attention of capitalists has not been turned in this direction. This is especially the case owing to the great lack of facilities for reaching here. For this reason the principal industry of the lower portion of the peninsula has been pearl fishing, etc. The northern part has been known to be especially adapted to fruit-raising, but lack of transportation, as aforementioned, has greatly retarded the progress of its development.

The peninsula is watered better than Southern California, as a gen-



eral rule. The streams, many of which abound, yield water the year round, and prospects for artesian water in various parts of the colony are good.

Ensenada, the principal town, has a population of from 1,300 to 1,400, and will doubtless become an important commercial and maritime city, the harbor being one of the few good ones on the Pacific coast.—*Los Angeles Evening Express*, April 30, 1887.

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### LOWER CALIFORNIA BOOM.

IT IS ASSUMING PROPORTIONS UNDREAMED OF A SHORT TIME AGO.  
PUNTA BANDA CITY AND ITS BIG HOTEL.

When the International Company of Mexico launched its enterprise in this city, it was regarded with indifference by many, doubts by some, and with positive disfavor by a few. The gentlemen connected with it, however, pursued the even tenor of their way, without noise or ostentation, diligently developing their scheme, gradually gaining in public confidence and favor as one forward step after another confirmed the sincerity of their intentions as well as the merits of their work, and to-day there is no enterprise in progress about San Diego that gives certain promise of larger and more beneficial results than that of the International Company of Mexico. The progress of development at Ensenada has from time to time been referred to in these columns. Also the intentions of the company with regard to increasing facilities for travel and transportation between this point and Ensenada. Another enterprise took definite shape yesterday, whose description will excite great interest. A number of capitalists, comprising Major G. S. Erb, of Salt Lake; Dr. G. W. Snyder, John C. Amendt, of Chicago, and others, have bought three thousand acres on the shores of Todos Santos Bay, ten or fifteen miles south of Ensenada.

This tract lies adjacent to the promontory of Punta Banda, a bold headland that pushes out three or four miles into the sea, forming the southern boundary of Todos Santos Bay. It is a beautiful locality, admirably adapted for just what it is proposed to make out of it, namely, one of the finest resorts in the world. The land is fertile and well watered, there being numerous springs of both hot and cold water upon it. The hot springs will be utilized for sanitary purposes, and the cold ones for irrigating and domestic uses. One thousand acres will be set apart for a hotel park, the other two thousand will be sold to settlers. The park will be

beautified with every possible form of plant life, and will be placed in the hands of the most skillful landscape gardeners obtainable for the purpose. Upon the park will be built at once a three-story hotel, containing 400 sleeping-rooms, besides parlors, dining-rooms, offices, etc. This hotel will have all the appointments known to modern first-class hotel equipment. It will be managed by Major Erb, who has demonstrated his capacity in that direction by accumulating a fortune of more than half a million in the hotel business. The hotel will be surrounded by verandas at the level of each floor, and surmounted by an observatory. It will be so located that pure water under pressure will flow into every part. At the hot springs, bath-houses will be built, costing \$8,000 to \$10,000, containing some sixty bath-rooms, and facilities will also be provided for sea bathing. As an indication of what may be expected for this hotel, in the way of patronage, it may be stated that seventy families have already engaged rooms in it for the next winter. When this hotel is finished, a boat will ply each way daily between Punta Banda City and San Diego. Several other large purchases have been made in the vicinity of Punta Banda, whose mention will emphasize the importance of movements in that locality. A Chicago syndicate has purchased six or eight thousand acres adjoining, which they will colonize. Walker Brothers, wealthy capitalists of Salt Lake, will visit the same locality soon, for the purpose of buying. A New York and Boston syndicate have bought a large and fertile valley from the International Company. This is also to be colonized. Still another syndicate is taking hold of mining properties which have been examined by experts and pronounced superior to anything above the line. These mines are in the southern part of the company's lands. Connected with the mining project is a proposition to build a railroad lengthwise of the peninsula of Lower California, with a branch to Ensenada and Punta Banda, and machine shops at San Diego.

A prominent medical gentleman took samples of the Punta Banda Hot Springs water to New York for analysis, and is so well satisfied as to its virtues that he is now here proposing to erect an extensive sanitarium at the new city.

These are not mere visionary schemes. Those of them that are not fixed facts will probably become so within a short time.

Many of the men connected with these enterprises are very wealthy. Over fifty lots were sold in the new city yesterday.—*San Diego Daily Union, May 5, 1887.*

## ENSENADA.

A NEW AMERICAN COLONY'S BRILLIANT FUTURE IN LOWER CALIFORNIA.

A. Gonzales has just returned to this city after a visit to the Ensenada settlement in Lower California, which is on the west coast, about sixty miles south of San Diego. Mr. Gonzales speaks very highly of the new colony, which is largely an American enterprise and not yet a year old. Ten months ago there were only two or three buildings of any consequence in the town, and now there is a very respectable town of over 1,500 inhabitants, with postoffice, custom-house, hotels, etc. A large fruit-canning establishment is in operation. A brewery, a broom factory, and other extensive enterprises are soon to be started. When suitable irrigation facilities have been established the natural richness of the soil promises magnificent returns to the agriculturalist. As it is, grass grows luxuriantly all the year round, and the climate is low and equable and pleasant.

The territory embraced by the concession of the Mexican Government to the International Company, as it is called, consists of the upper half of Lower California, and, besides its agricultural possibilities, its mining resources have already asserted themselves, there being twenty gold mines in full operation in the vicinity of Ensenada, and 120 on which titles are being perfected, prior to extensive work being commenced thereon. These are free-milling quartz mines, with a large percentage of silver. There are also iron and copper mines in the neighborhood. Twenty miles south of Ensenada is an iron mine which produces ore of which seventy-five per cent. is iron of the finest quality for steel manufactures.

Mr. Gonzales thinks that one of the principal features of success in the new colony will consist of its manufacturing industries, the object being to import American raw material and manufacture into goods which may be sold throughout Mexico, duty free.

Besides granting the concession to Louis Huller to form the International Company, the Mexican Government has also voted the Company a large subsidy for the purpose of building and maintaining a steamship line to run from San Diego to Central America, touching at Ensenada and San Quintin, which is about seventy miles farther south; thence to Mazatlan and other way ports.

— Many who went there barefooted and in rags are now well to do, and some own property valued at \$5,000 or more.—*San Francisco Examiner*, May 7, 1887.



## ENSENADA'S CHURCH.

The Methodist Episcopal Church has effected an organization at Ensenada, and a building is to be erected at once. The following subscriptions have been listed:

The International Company of Mexico.....	\$1 000
Geo. H. Sisson.....	500
Dr. Geo. W. Snyder.....	100
G. S. Erb.....	100
F. E. Bates.....	100
Hanbury & Garvey, paid.....	100
Charles Bennett.....	100
John Ginty, paid.....	100
Fred Hamilton.....	50
M. Bernstein.....	50
T. G. Welles.....	100
L. P. Crane.....	100
J. C. Amendt.....	100
Guaranteed from other sources.....	500
Total.....	\$3,000

—*San Diego Morning News, May 9, 1887.*

## A MAMMOTH PROJECT.

The International Colonization Company, which few have taken the trouble to inquire into, and whose good reputation has been injured by thoughtless persons who have confounded the colonization scheme with the Topolobampo Colony or other colonization schemes that have attempted to found a colony on the east side of Mexico in the unhealthy latitude of the Gulf of Mexico, have now completed arrangements to receive and accommodate investors and colonists in Lower California. This company has a capital of one hundred and thirty million dollars, and includes some of the wealthiest men of the United States and England. It has bought of the Mexican Government about eighty-six million acres of land. For colonizing these lands the Government has given the company extraordinary concessions, among which is franchise for a steamship line, a remission of taxes for twenty years on raw material for manufacture, free duty on supplies for colonists, and free exports to all other States of Mexico.—*San Diego Morning News, May 9, 1887.*



## ENSENADA.

## THE NEW CITY IN LOWER CALIFORNIA.

A News reporter, knowing that Mr. A. E. Horton had but recently returned from a visit to Ensenada, and also knowing that his opinion as to the stability and virtue of Ensenada's boom would be valuable, determined to seek an interview with him on that subject, and accordingly called upon him at his palatial residence on Florence Heights last evening. The News man was cordially received by Mr. Horton, when he stated his errand, and was invited to enter the parlor, where he was introduced to Mr. Horton's life-long friend and present guest, E. P. May, a prominent banker and manufacturer of Fort Atkinson, Wisconsin, and who accompanied Mr. Horton on his trip to Ensenada.

The News man then asked the gentlemen to give their views on Ensenada. Mr. Horton said: "I find that Ensenada has a surrounding country of over one hundred thousand acres of splendid land. Mr. May and myself probably traveled over eighty miles. We went over the level country, through the valleys and ravines, and to the base of the mountains. They were well watered, and it will be easy to irrigate the level country from the mountain streams. We went to the place they call (I think) Punta Banda, fifteen miles from Ensenada, at any rate, it is the place where they are going to build the large hotel. In my opinion, that is the location formed by nature for a city of one hundred thousand inhabitants; in fact, I believe its location for a city superior to that of Ensenada. I think it the most lovely spot outside of San Diego I ever saw, and I expect to build a cottage there, where I can go with my wife whenever we want to take a pleasure trip. There is a beautiful lake there of calm, clear water, its depths abounding with all kinds of fish, and its surface with every variety of water-fowl.

"There is a fine, almost land-locked, harbor at this place, better than any between San Diego and San Francisco, where ships on their way from Panama to San Diego or San Francisco can safely put in. There is room to build a wharf, which at a length of three hundred feet from land will meet a depth at which vessels of the greatest draught can unload.

"On the whole I think it is destined to become a great city, both in a commercial point of view and as a pleasure resort. I think it should become the Saratoga of the Southwest."

The News man asked Mr. May what his opinion of the Ensenada country was, and whether as a man of business experience he could recommend it. He said: "I believe it will become a great

farming country, and that the cities of Ensenada and Punta Banda will become large cities. I also believe the titles given by the International Company of Mexico to purchasers of land at Ensenada are good, because the members of the company are responsible men. At any rate I intend to invest in Ensenada real estate, for I believe I will reap a good profit on the investment.

“The great boom which is now bringing new inhabitants, substantial men and great capital to all parts of Southern California, is bound to extend into Lower California, and land there will be sure to increase in value. I also believe that the increasing growth and prosperity of San Diego will be sure to help Ensenada. If the proposed railroad is built between this city and that place, nothing on earth can prevent it from springing up like a mushroom, and I am informed that it will be built, as contracts for the rails and ties have already been made by the International Company.”—*San Diego News, June 1, 1887.*

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## LOWER CALIFORNIA PROGRESS.

### SUBSIDY AND FRANCHISES FOR A RAILROAD FROM ENSENADA TO FORT YUMA.

San Francisco Examiner: Major G. S. Erb, proprietor of the Walker House, Salt Lake, returned on Monday from Ensenada, Lower California, bringing some interesting information from that section of the world.

“The Mexican Government,” said the Major to an Examiner reporter, who met him at the Palace, “has just granted a franchise and subsidy—I am not at liberty to say how much, but enough, nevertheless—for the building of a railroad from Ensenada to Fort Yuma, a distance of 175 miles, also to the United States boundary line, nine miles from the terminus of the Atchison, Topeka & Santa Fé at San Diego.

“The construction of the road,” added Mr. Erb, “will be commenced at once.

“In addition to this the South American Steamship Company goes into active operation August 24, and under a franchise lately obtained the International Company are allowed to build any piers, wharves or warehouses needed at any point between San Diego and San Jose de Guatemala, Central America.”

• Major Erb is soon to erect a big hotel at Punta Banda, ten miles

by water and seventeen miles by land from Ensenada, at the hot salt springs just at the top of the estuary. Major Erb said:

"The hotel will be 852 feet long, 80 wide and three stories high, and, while on the edge of the inner estuary or bay, will command a view of the Todos Santos Bay. This section is protected from the southwestern winds by mountains 4,000 feet high.

"Between Punta Banda and Ensenada are four streams of fresh water that supply all that is needed for irrigation or domestic use.

"There is lots of good land around there. It has been cut up in  $6\frac{1}{4}$ , 25 and 50 acre tracts, and is selling for about \$50 an acre.

"The inner bay is full of a great variety of fish. I never saw so many before in my life. There are lots of turtles here, too. Some of them will weigh 300 or 400 pounds.

"The land will raise anything. A man named Bennett has several hundred acres of corn, and he has wheat which will average seventy bushels to the acre. Oranges, lemons and about everything you can think of, grow there."

Major Erb left for Salt Lake City yesterday, but will return to Punta Banda in June.—*San Diego Sun*, June 7, 1887.

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## MILLIONS OF FERTILE ACRES.

BANDS OF STEEL TO LINK THE MEXICAN PROVINCE TO THE GOLDEN STATE—VAST PROJECTS OF COLONIZATION—STEAMER LINES.

With perhaps the exception of a hazy notion that pearl oysters and wild goats are abundant somewhere on or about the peninsula of Lower California, the average reader is not at all posted on the climate, geography, topography or resources of Baja California. In fact it will be an announcement carrying with it no little astonishment, when the statement is made that Lower California presents to-day perhaps one of the finest opportunities for successful colonization afforded on this continent. When the tide of immigration began to sweep over the southern portion of the State, it followed as an inevitable consequence that ere long attention was directed to the vast tract of fertile lands just over the southern border. The Government of Mexico was not slow to see wherein the encouragement of colonization on the peninsula would result in great benefit to Mexico, and so at once made most liberal concessions and offered generous subsidies. The result of all this was that several American and English capitalists determined to invest in land just over the line, and for that purpose organized the International Company of



Mexico, and purchased a tract of land stretching down the peninsula for 300 miles, and embracing fully 20,000,000 acres of fertile lands.

In point of fact, the district secured is nothing less than the entire northern portion of the peninsula, beginning at the National boundary and reaching from the Gulf of California on the one side and to the Pacific Ocean on the other. The company did not secure the lands to hold them for sale at a far distant date, but to actively set about, in a vigorous and systematic manner, to settle and develop them. There is no reason to doubt but that in a very few years a thriving and thickly-settled province will be brought into existence and corresponding commercial importance by the well-directed energy of this company.

The topography of this tract is such as to be of great attraction. The valleys are sheltered by high mountains and are abundantly watered. The soil, too, is well adapted for the cultivation of the grape, and three miles from the coast timber is abundant. Tropical and semi-tropical fruits are raised in abundance, as well as the hardier products of the temperate zone. According to report observations extending over a period of ten years have shown but forty days in which the thermometer was above eighty-five degrees.

The principal town will be Ensenada, of which so much has been heard of late. This town is situated on the Bay of Todos Santos, and already has a population of 1,400, mostly American. The town is laid out on a generous scale, the lots being 82x164 feet, the streets and avenues 82 feet in width and length of fifteen miles.

In the course of a recent interview, which was published in the San Diego Sun, L. P. Crane, of Chicago, who has invested heavily in Lower California, stated that a colony of eighty families is being formed at Chicago, with a view to purchasing 100,000 acres in the San Tomas Valley. A colony is also being organized in New York and New England, which will purchase from 200,000 to 300,000 acres in two or three valleys near Ensenada, while the agent of the company in London reports that he can colonize the largest valley—San Quintin—in three months, as he has from ninety to one hundred families already secured. Railroads are to be built from Ensenada to Yuma and San Diego, the Mexican Government having granted a subsidy of \$12,000 a mile. Large iron and coal deposits have been found and will be developed. A new town, San Carlos, is to be built on Todos Santos Bay, nine miles south of Ensenada, and a great cotton-mill will be built in it. The Government proposes building floating docks at this place worth \$600,000. The Todos Santos Land and Water Company, with a stock of \$1,000,000, controls all the water-courses leading into Todos Santos Bay, and will store the water and pipe it all over the tract.



The business of the company in real estate sales during the past month has exceeded the sum of \$800,000. The company has secured from Mexico a remission of taxes for twenty years on raw material for manufacture, free duty on supplies for colonists and free exports to all other States of Mexico.

Mr. Crane also said: "There are eight steamers being built at the present time on the Clyde. One will be here about August 1st, and is now en route. It is of 1,600 tons burden—larger than the Santa Rosa. There are three others building of the same size. They will form the Southern Pacific Steamship Company, and will run to Guatemala. They each have a subsidy of \$8,000 from the Mexican Government for each trip. This may appear large, but in reality it is only about one third of what the Government of Mexico will realize in duties from each of these trips. This company also has the exclusive right to build and operate docks at each port where the steamers touch. The four smaller steamers now being constructed on the Clyde will be about as large as the City of Topeka, and will ply between San Diego and points in Baja California only. They will get here the last of this year. The iron has already been ordered east for an iron dock for Ensenada, and it will soon be built."

In conversation with a reporter of the San Diego Daily News last week, C. W. Smith, vice-president of the Atchison, Topeka & Santa Fé, used the following language:

"As to the International Company of Mexico, I consider it one of the greatest enterprises of modern times. I am acquainted with the men who are interested in it and know them to be men of honor, responsibility and wealth, who can back anything they agree to do, and who have the requisite brains and energy to develop this mammoth scheme for the colonization of the rich agricultural and mining lands of Lower California. A line of steamers will ply between San Diego and Ensenada and Todos Santos Harbor. The line of railroad which has been subsidized by the Mexican Government will soon be running to the boundary line which separates it from the United States. As soon as it reaches Tia Juana our company will extend its line to Tia Juana to meet it, thus making a direct line from all parts of the State, communicating with every part of Lower California. Yes, I think the conception of the International Company a grand one, and one that reflects great credit on its originators."

It is also stated that friends of the International Company propose to start a line of steamers from San Diego to China and Japan as soon as it can be arranged. It may be a year or two before the ships are built and arrangements completed, but they propose to build the finest ships money will buy, regardless of cost, making

them equal to any line now afloat on the Pacific Ocean. The Company is now being formed.

The line of road from Ensenada to Yuma will in all probability be operated by the Southern Pacific.—*San Francisco Alta Californian*, June 16, 1887.

### POPULATION OF ENSENADA.

The population of Ensenada is computed by competent authority to be about 1,400 souls—men, women and children. The nationality is about as follows :

Americans . . . . .	620
Mexicans . . . . .	530
Spaniards . . . . .	95
British . . . . .	75
Germans . . . . .	60
French . . . . .	10
Chilians . . . . .	5
Chinamen . . . . .	5
Russians . . . . .	1
Negroes . . . . .	1
	1400

—*Voice of the Frontier*, April 30, 1887.

A large number of people who have seen the growth, not only of Southern California, but of all parts of the "Golden State," have settled on the peninsula of Lower California, and are engaging in those pursuits which have been profitable to them in this State. They are sowing grain, putting in orchards and planting vineyards, and they will continue to do so.

There is abundant information of an official character that has been published by the United States Government, as a result of surveys along the coast of Lower California, just as there is also a plentiful supply of descriptions written for the papers of this State and for papers in the East by uninterested parties, in which the delightful climate and fruitful soil are mentioned and described. The press of San Diego contained interesting descriptive accounts of that country long before any efforts were dreamed of for its settlement. As soon as there were means of developing the resources of Lower California and getting its produce to markets, the tide of settlement turned that way and has continued without interruption.—*San Diego Daily Sun*, April 16, 1887.

## THE SOUTHERN PACIFIC COAST.

### THE COAST LANDSCAPE—LOWER CALIFORNIA—ITS WESTERN COAST AND CLIMATE.

Lower California, as may be seen by a reference to the map, is but an extension of the California coast range southward, having a land connection with its entire breadth, and being separated from Mexico by the Colorado river and the Gulf of California, thus forming a peninsula of about 750 miles in length and from 30 to 150 miles in breadth. It is but sparsely inhabited by Mexicans and mixed races, having had in 1868 but 21,000 inhabitants, and those mostly in the southern portion of its territory. For lack of facility of commerce by rail the northern portion was practically uninhabited except by scattering ranch-men and a few Indians. It is this portion I visited in company with a party representing more than a dozen different States of our Union. The general make-up of the physical character of this portion of Lower California is as described above, and its climate is a marvel to all who visit it. As the great scientist, Agassiz, in 1872, as a member of the Hassler scientific expedition, in a brief address to an assembly of pioneers, said:

“I have seen many parts of the world, I have made some study of the subject. It is the question of climate I refer to. You are here on the 32d parallel, beyond the reach of the severe winters of the northern latitudes. You have a great capital in your climate. It will be worth millions to you. This is one of the favored spots of the earth, and people will come to you from all quarters to live in your genial and healthful atmosphere.”

This language of the distinguished American scientist was prophetic, and had he lived to the present he would have witnessed the beginning of the rush of its fulfillment. In Johnson's Encyclopædia, in speaking of the northern portion of Lower California, it is said: “The climate is shown by the recorded observation of the United States signal station established here, to be the mildest and most equable of which any knowledge exists.”

Similar the American Cyclopædia, after referring to the excessive heat of a section of the peninsula, near its southern point, says:

“But further north the air is cooler. The summer temperature on the Pacific coast ranges from 58 degrees to 71 degrees; that of the Gulf coast is hotter. The sky is remarkable for its transparency and deep azure color, save at sunset, when it is often variegated by the most beautiful shades of violet, purple and green.”

There is no doubt the great evenness in the temperature along the Pacific beach of Lower California is due in large part to its



having the Pacific Ocean on one side and the Gulf of California on the other.

If there is anything in a pure ocean atmosphere, in great and almost unparalleled regularity of temperature, in the total absence of sources producing miasma, or in a vigorous atmosphere free alike from excessive dampness and chilliness, and burning dryness, as naturally favorable to health, then this must be a most healthful country. I heard several physicians (one resident and the other of our company) give it as their opinion that for all kinds of remedial lung troubles, bronchitis, asthma, symptoms of approaching consumption, catarrhal affections, rheumatism, etc., this climate presents more hope of relief or cure than all medicines on earth without it. And here, at this bay, about 22 miles from Ensenada, there are some highly medical hot springs, where a hotel of four hundred rooms' capacity will be erected this summer by Major Erb, of Salt Lake City, and a town and park at once started, called Punta Banda, there will be a wonderful resort for health and pleasure seekers, where ocean, sky and medicinal fountains will be united in helpfulness to suffering humanity. Fifty families, I noticed in the papers, had already engaged rooms in the coming hotel for the ensuing winter. The water has been tested by chemists of merit and pronounced superior in medicinal quality; and what is more, it has been practically tested by residents and visitors who unite in the praise of its beneficial effects.

Neither this climate nor this water in any of its uses, however, can raise the dead, and here is where so many make a great mistake in seeking climatic benefits—they wait till they are dying and then make the attempt to get there; some dying on the way, and many more hastily returning to their old home in time to die, or lingering a year or two on the coast and then passing away. Many mistakes are thus made in the attempt to save life by which life is often but shortened. Let health seekers note these points:

1. Go in time. If the climate is to help, there must be sufficient vitality in the system left to act as a restorative force.

2. Do not settle too far to the north, where the climatic changes between the seasons are too great and the atmospheric temperature varies too much during the day and night, being above 100 degrees in the middle of the day, and down to 40 degrees before morning.

3. As a rule, for people from the Middle or Eastern or Western States, a high mountain altitude is not favorable, especially for such as are afflicted with lung or heart troubles. I could think of no place where all the helpful climatic elements are more perfectly present and united than along the beach of Southern and Lower California.—*Rev. D. B. Byers (of Naperville, Ill.) in Evangelical Messenger, Cleveland, O., June 21, 1887.*



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